



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
MAY 31, 2018  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:32 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner P. Hernandez  
Commissioner Cummings  
Commissioner Livingston  
Commissioner Pickett  
Commissioner S. Hernandez  
Commissioner Uribe

**COMMISSIONERS ABSENT:**

Commissioner Bonart  
Commissioner Muñoz

**AGENDA**

Commissioner Pickett read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

**\*ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner P. Hernandez, Cummings, Livingstons, Pickett, S. Hernandez, and Uribe

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Bonart, and Muñoz

**NOT PRESENT FOR THE VOTE:** N/A

Motion passed.

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**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**NO ACTION WAS TAKEN.**  
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**II. CONSENT AGENDA**

**THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.**

**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission’s motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission’s motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Preliminary:**

- 1. **SUSU18-00020:** Tres Suenos Unit Seventeen – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
  - Location: North of Montana and East of Rich Beem
  - Existing Zoning: P-R 1 (Planned Residential District 1)
  - Property Owner: G. Bowling Enterprises, LLC
  - Representative: CEA Group
  - District: 5
  - Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvx@elpasotexas.gov](mailto:munozvx@elpasotexas.gov)

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to subdivide 23.33 acres of land into 97 single-family residential lots, one 2.50 acre park and one 2.72 acre storm water pond. The proposed subdivision lies within the Tres Sueños Land Sudy, which was approved on March 22, 2006. Access to the proposed subdivision will be provided via GR Campuzano and Mark Aviso. Staff recommends approval of Tres Sueños Unit Seventeen on a major preliminary basis subject to the following conditions: *Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D. of the former subdivision code, and that the applicant receive City Council approval for the detailed site development plan prior to submittal of the final plat.*

Jorge Grajeda with CEA Group concurred with staff’s comments.

**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE SUSU18-00020 WITH CONDITIONS STATED IN THE STAFF REPORT.**

Motion passed.

**Major Combination:**

2. **SUSU18-00010:** Jose Humberto Lopez Place – Tract 4-A, N/K/A Tract 4-A-2 and Tract 5-E, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: South of North Loop & East of Bordeaux  
Existing Zoning: C-4 (Commercial)  
Property Owner: Aniceto Lopez  
Representative: Rey Engineering  
District: 6  
Staff Contact: Jim Henry, (915) 212-1608, [henryjj@elpasotexas.gov](mailto:henryjj@elpasotexas.gov)

Jim Henry, Senior Planner, requested that this item be moved to the end of the agenda to allow the applicant to be present.

**1<sup>st</sup> MOTION:**

**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner P. Hernandez, and unanimously carried to **MOVE ITEM SUSU18-00010 TO THE END OF THE AGENDA.**

Motion passed.

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 3.224 acres of land into one commercial lot. Access to the subdivision is provided via North Loop. This development is being reviewed under the current subdivision code. The applicant is proposing a commercial panhandle lot of 273.52 feet in length, that is 173.52 feet over what is permitted. This lot has existed since at least 1928. Concerning emergency services, per note eight of the final plat any future building on the subject property will be required to be sprinklered and have a hard wire alarm system. A turnaround for emergency services will be provided at the building permit stage. Staff recommends approval of Jose Humberto Lopez Place subject to the following condition: *The applicant must submit an application to the El Paso County Water Improvement District No. 1 and receive approval from the District prior to the recording of the final plat.*

Enrique Rey with Rey Engineering concurred with staff's comments.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE SUSU18-00010 WITH THE CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

3. **SUSU17-00030:** Linda Vista Gardens Replat B – A replat of Lot 18, Block 2, Linda Vista Gardens, City of El Paso, El Paso County, Texas
- Location: North of North Loop and East of Emerson  
Existing Zoning: R-4/sc (Residential/special condition)  
Property Owners: Julio Reyes and Rosa G. Reyes  
Representative: Sitework Engineering  
District: 7  
Staff Contact: Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S, Hernandez, and unanimously carried to **POSTPONE SUSU17-00030 FOR EIGHT (8) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 26, 2018.**

Motion passed.

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**PUBLIC HEARING Rezoning Application:**

4. **PZRZ18-00008:** Lot 1 and the West 15 feet of Lot 2, Block 81, Franklin Heights, City of El Paso, El Paso County, Texas
- Location: 1400 Arizona St.  
Existing Zoning: R-5 (Residential)  
Request: To rezone from R-5 (Residential) to S-D (Special Development)  
Existing Use: Single-family Dwelling  
Proposed Use: Triplex  
Property Owner: Mario A. Silva  
Representative: Mario A. Silva  
District: 8  
Staff Contact: Adriana Martinez, (915) 212-1611, [martinezad@elpasotexas.gov](mailto:martinezad@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **DELETE PZRZ18-00008.**

Motion passed.

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**PUBLIC HEARING Detailed Site Development Plan Application:**

5. **PZDS18-00010:** Lots 1 and 2, Block 10, I-10 Industrial Park Replat A, City of El Paso, El Paso County, Texas
- Location: 1120 Burgundy Dr.  
Existing Zoning: M-1/sc (Light Industrial/special contract)  
Request: Detailed Site Development Plan Approval  
Existing Use: Vacant  
Proposed Use: Warehouse  
Property Owner: Roy M. Chavez  
Representative: Jorge Garcia, Sitework Engineering  
District: 6  
Staff Contact: Anne Guayante, (915) 212-1814, [guayanteam@elpasotexas.gov](mailto:guayanteam@elpasotexas.gov)

Anne Guayante, Senior Planner, gave a presentation and noted that the subject property is zoned M-1/sc (Light Industrial, special contract). The Detailed Site Plan Approval is required because of a special contract provision placed on the subject property and its surrounding area when it was rezoned in 1975. The current use of the subject property is vacant. The proposed use of the property is a warehouse. Access is proposed by two driveways unto Burgandy. One to serve the parking lot area and the other to serve the loading area. Staff recommends approval of the Detailed Site Development Plan Approval Request.

Jorge Garcia with Sitework Engineering concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZDS18-00010.**

Motion passed.

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**PUBLIC HEARING Special Permit Application:**

6. **PZST17-00010:** The South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block18, Second Revised Map of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas
- Location: 1420 Hawthorne St.  
Existing Zoning: R-4/H (Residential/Historic)  
Request: Infill Special Permit to allow for lot width, setback, & 100% parking reduction
- Existing Use: Single-family dwelling  
Proposed Use: Single-family dwelling  
Property Owner: Edward J. Daffron  
Representative: Edward J. Daffron  
District: 8  
Staff Contact: Adriana Martinez, (915) 212-1611, [martinezad@elpasotexas.gov](mailto:martinezad@elpasotexas.gov)
- POSTPONED FROM MAY 17, 2018**

**\*ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **DELETE PZST17-00010.**

Motion passed.

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**Other Business:**

7. Discussion and action on the City Plan Commission minutes for:  
May 17, 2018

**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MAY 17, 2018.**

Motion passed.

8. Discussion and action on an ordinance amending the Southern Industrial Park Master Plan, a study area plan incorporated within "Plan El Paso", ~~to~~ **and** show a modification in the area under SmartCode and proposal to remove properties within the existing SmartCode zoning district.  
Staff Contact: Michael McElroy, (915) 212-7337, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Susan Henderson with Placemakers, representing the El Paso Airport in this Master Plan Amendment noted that they drafted the original for the Master Plan for the EP Airport and are amending the scope of the plan for the Southern Industrial Park. She noted that the 2018 update removes the airport properties east of Sikorsky Street, between Sikorsky and Hawkins. These properties will no longer be regulated by the SmartCode. This was at the request of the planning staff since the context has changed from a transportation perspective along Montana. She responded to questions from the commission.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE SOUTHERN INDUSTRIAL PARK MASTER PLAN, A STUDY AREA PLAN INCORPORATED WITHIN “PLAN EL PASO”, ~~TO~~ AND SHOW A MODIFICATION IN THE AREA UNDER SMARTCODE AND PROPOSAL TO REMOVE PROPERTIES WITHIN THE EXISTING SMARTCODE ZONING DISTRICT.**

Motion passed.

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**ADJOURNMENT:**

Motion made by Commissioner Pickett, seconded by Commissioner Uribe, and unanimously carried to adjourn this meeting at 1:55 p.m.

Approved as to form:

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Alex Hoffman, City Plan Commission Executive Secretary

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